

Tennessee Real Estate Commission
Basics of Staggering Licenses which expire 12-31-06

The Tennessee Real Estate Commission is changing the licensing period from a common two year period with all licenses expiring on December 31 of even numbered years to staggered licensing/renewal cycles. (Note: licenses issued on or after 7-1-05 already have staggered expiration dates and expire two years from the issue date.) The enabling statute which allows for staggering license expiration dates for licensees who were licensed prior to 7-1-05, limits changes in the duration of the license to no less than 6 months and no more than 18 months. To comply with Tennessee law and to evenly distribute the licensee population, the Tennessee Real Estate Commission, at its March 2006 meeting, voted to move forward with the following plan:

This licensee population (licensed prior to 7-1-05) will be divided into two groups. The group assignment will occur the minute the upcoming renewal applications are generated by the TREC computer system and are based on the rank and status of the licensee at that moment –

Group I = All Active Affiliate Brokers (licensed prior to 7-1-05)
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Group II = All Brokers, Principal Brokers, Firms, Timeshare Salespersons, and All Inactive/Retired Licensees (licensed prior to 7-1-05)
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When licensees renew licenses which currently expire 12-31-06, the following will occur:

Group I -

Licensees will be issued licenses which will last for a minimum of 6 months to a maximum of 18 months

At the expiration of the 6 to 18 month licenses and upon renewal the next (and all future licenses) will be issued for periods of two (2) full years

Staggering for Group I licensees is complete when the first full 2 year license is issued (see continuing education information below)

Group II -

All licensees will be issued licenses which will last for exactly 1 year and will expire on 12-31-07

At the expiration of this 1 year license and upon renewal, licenses will be issued which will last for a minimum of 6 months to a maximum of 18 months.

At the expiration of the 6 to 18 month licenses and upon renewal the next (and all future licenses) will be issued for periods of two (2) full years.

Staggering for Group II licensees is complete when the first full 2 year license is issued.

Continuing Education:

Affiliates who need education will, for the most part, be included in Group I. Continuing education will not be required to renew a license unless that license is good for a full two (2) years. Active affiliate licensees who meet all requirements to renew their licenses in the fall of 2006 will receive a license which is good for 6 to 18 months and continuing education will not be necessary to renew that license. However, any affiliate who receives a license which is good for 2 years will be required to complete continuing education to renew that license.